Owen Isherwood
CHARTERED SURVEYORS

St. Thomas Court, 39 Epsom Road, Guildford, GU1 3LA

TO LET | 964.66 SQ FT (89.62 SQ M)

Location

The subject property is located on Epsom Road at the top of Guildford High Street, only a short walk away from the High Street, London Road Train Station and multiple public car parks. The property sits almost adjacent/to the rear to the parade of retail units on Epsom Road/London Road and is close by to occupiers such as Malonchos, Nuros, Rum Wong and G-Live.

Description

The unit presents in good condition, split over two stories with a meeting room, WC and kitchenette on the Ground Floor and First open plan space. There is also a pair of Ground Floor garages, accessed from the rear (including x1 EV charging point) along with additional parking for 2-4 vehicles to the front. The unit falls under Class "E" use and is suitable for a variety of occupiers including office, leisure and medical users.

Accommodation

Name	sq ft	sq m	Availability
Ground	146.32	13.59	Available
1st	818.38	76.03	Available
Total	**964.70**	**89.62**	

Terms

New Lease

Rent

£24,000 per annum + VAT

Rates & Charges

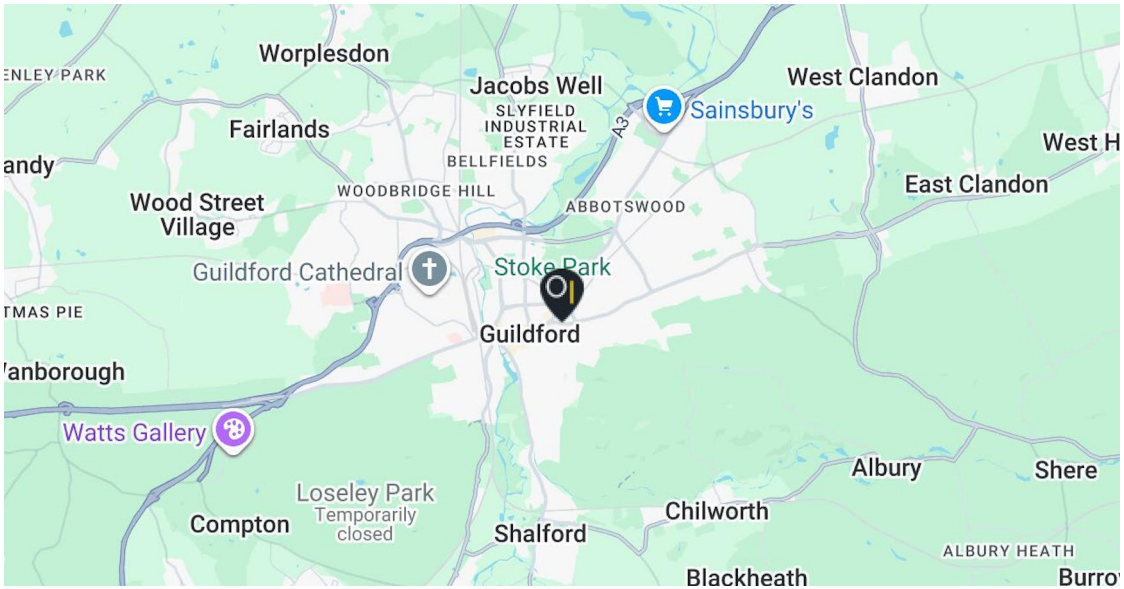
Rateable value: £20,250
Rates payable: £10,104.75 per annum

EPC

B (30)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



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